

## **\$329,900 - 41 7385 Edgemont Way, Edmonton**

MLS® #E4456201

**\$329,900**

2 Bedroom, 2.50 Bathroom, 1,219 sqft  
Condo / Townhouse on 0.00 Acres

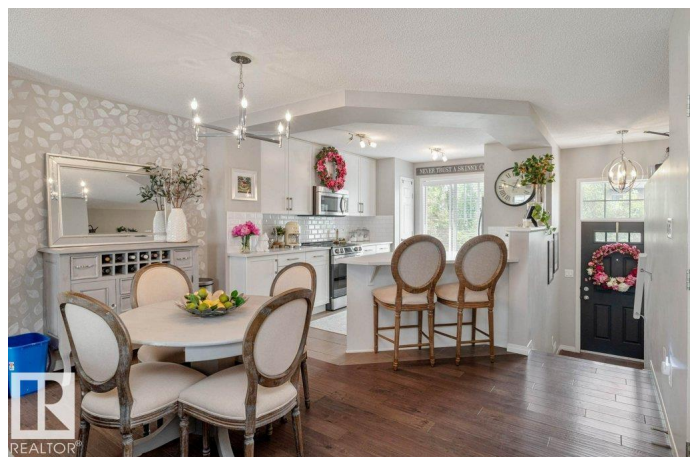
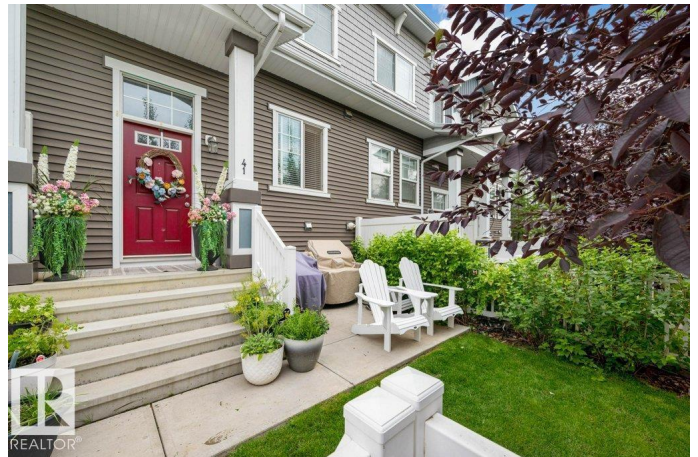
Edgemont (Edmonton), Edmonton, AB

Tired of seeing so many properties that all look alike? This 2 storey, 2 bed Edgemont townhouse features a RARE LAYOUT, with over 1200 Sq Ft of well-designed living space, a DOUBLE ATTACHED GARAGE, and LOW CONDO FEES! Enter into a warm and inviting open-concept living area, styled in calming neutral tones highlighting a serene tile-surround fireplace & sliding glass doors opening to a charming balcony - a perfect place to escape at the end of the day. The modern kitchen is equipped with stainless steel appliances, elegant quartz countertops, a central island with seating, pantry storage, and an adjacent dining area designed for effortless entertaining. Upstairs, you'll find TWO spacious bedrooms, EACH WITH ITS OWN PRIVATE ENSUITE AND WALK IN CLOSET - ideal for roommates, guests, or a lavish home office setup. The unfinished basement offers laundry, and tons of storage. Soak up the last bit of summer in your low maintenance, fully fenced yard. PRIME LOCATION - close to the Whitemud, parks and shops.

Built in 2016

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4456201  |
| Price  | \$329,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,219             |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 41 7385 Edgemont Way |
| Area        | Edmonton             |
| Subdivision | Edgemont (Edmonton)  |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6M 0R9              |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | No Smoking Home, Parking-Visitor |
| Parking   | Double Garage Attached           |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Fireplace         | Yes                                                                                                                   |
| Fireplaces        | Tile Surround                                                                                                         |
| Stories           | 2                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Partial, Unfinished                                                                                                   |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Low Maintenance Landscape, |

|              |                                                           |
|--------------|-----------------------------------------------------------|
|              | Playground Nearby, Public Transportation, Shopping Nearby |
| Roof         | Asphalt Shingles                                          |
| Construction | Wood, Vinyl                                               |
| Foundation   | Concrete Perimeter                                        |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 57             |
| Condo Fee      | \$252               |

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Listing information last updated on September 12th, 2025 at 4:03pm MDT